

Town of Waynesville Planning Board

2023 Railroad Corridor Study Subcommittee

Municipal Building Conference Room, 16 S. Main St. Waynesville, NC 28786

February 7, 2023, 11:30 am- 2:30 pm

MEETING NOTES

Members

Present: Susan Teas Smith, Travis Crisp, Stuart Bass, Elizabeth Teague, Olga Grooman, and Scott Adams (with Land of Sky Regional Council)

Absent: Danny Wingate, Michael Blackburn, Don McGowan

Notes

- The members met for the van tour along the railroad corridor to identify opportunities for development and re-development of the properties directly adjacent to the railroad. The staff also updated the members about the ongoing and recently completed projects close to the tracks (such as Richland Estates, subdivision off Penelope Street, rezoning request at 465 Boyd Avenue, Southern Concrete off Vigoro Lane, etc.).
- The areas visited by the group included Industrial Park Drive, Woodland Drive, N. Main Street, W. Marshall Street, Russ Avenue, Depot Street, Richland Street, Boyd Avenue, Killian Street, Brown Avenue, and Vigoro Lane.
- The group identified several development opportunities for underutilized, abandoned, or dilapidated buildings off Georgia Avenue (behind the Town's Finance Office), Richland Street (vacant parcels), and off Boundary Street (potential redevelopment of the site/buildings). There is also a lot of economic potential in the Frog Level.
- Staff briefly discussed some ideas from the study related to the protection of freight corridors sent by the Watco representatives. The railroad is concerned about the sight clearance, at-grade crossings, and pedestrian safety along the railroad. Landscape buffering, compatible uses, and proper lot orientation should be considered for the properties abutting the tracks according to the study. The link to the full article is: <https://www.waynesvillenc.gov/sites/default/files/inline-files/ncfrp%2016%20redacted.pdf>
- Next step is to map out the potential overlay district boundaries, present several maps to the committee members and come up with a list of additional uses for the proposed railroad overlay district.

Adjourn